

079.0

0001

0002.0

Map

Block

Lot

1 of 1
CARDCommercial
ARLINGTON

APPRAISED:

Total Card / Total Parcel

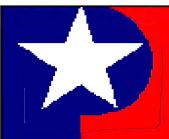
713,200 / 713,200

USE VALUE:

713,200 / 713,200

ASSESSED:

713,200 / 713,200


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
251		SUMMER ST, ARLINGTON

Legal Description							User Acct
							48996
							GIS Ref
							GIS Ref
							Insp Date
							09/10/18

OWNERSHIP

Unit #:

Owner 1: ARLINGTON AUTOS LLC

Owner 2:

Owner 3:

Street 1: C/O JOHN FINOCHETTI

Street 2: 55R DUDLEY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MC DERMOTTROE THOMAS--ETAL -

Owner 2: MC DERMOTTROE CAROL F -

Street 1: 7 BAMBERG DRIVE

Twn/City: WOBURN

St/Prov: MA Cntry

Postal: 01801

NARRATIVE DESCRIPTION

This parcel contains .226 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1958, having primarily Conc. Block Exterior and 1632 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.		9846	18,729 Sq. Ft.	Site			0	31.	1.40	CA									426,627						426,600	

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	334	FV	197,600	89000	9,846.	426,600	713,200		Year end	12/23/2021
2021	334	FV	197,600	89000	9,846.	419,700	706,300		Year End Roll	12/10/2020
2020	334	FV	197,600	89000	9,846.	412,900	699,500	699,500	Year End Roll	12/18/2019
2019	334	FV	175,600	92500	9,846.	385,300	653,400	653,400	Year End Roll	1/3/2019
2018	334	FV	175,600	92500	9,846.	344,100	612,200	612,200	Year End Roll	12/20/2017
2017	334	FV	175,600	92500	9,846.	302,800	570,900	570,900	Year End Roll	1/3/2017
2016	334	FV	175,600	92500	9,846.	227,100	495,200	495,200	Year End	1/4/2016
2015	334	FV	126,000	94900	9,846.	206,400	427,300	427,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DERMOTTROE T	48724-385		12/26/2006	Mult Lots	950,000	No	No		
	23631-231		9/3/1993			1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/30/2020											JO	Jenny O
9/10/2018											PH	Patrick H
3/10/2009											197	PATRIOT
1/10/2000											243	PATRIOT
9/1/1989											PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type: 75 - Service Stat		Full Bath	Rating:	CW FUELS - FACTOR W/LOT 2A.			
Sty Ht: 1 - 1 Story		A Bath:	Rating:				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:				
Foundation: 6 - Slab		A 3QBth	Rating:				
Frame: 2 - Steel		1/2 Bath: 2	Rating: Average				
Prime Wall: 21 - Conc. Block		A HBth:	Rating:				
Sec Wall: 7 - Brick	50 %	OthrFix:	Rating:				
Roof Struct: 4 - Flat		OTHER FEATURES		RESIDENTIAL GRID			
Roof Cover: 4 - Tar & Gravel		Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units	
Color:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O		
View / Desir:		Frl:	Rating:	Other			
GENERAL INFORMATION		WSFlue:	Rating:	Upper			
Grade: B - Good		CONDOS INFORMATION		Lvl 2			
Year Blt: 1958	Eff Yr Blt:	Location:		Lvl 1			
Alt LUC:	Alt %:	Total Units:		Lower			
Jurisdict:	Fact: .	Floor:		Totals	RMs: 0	BRs: 0	Baths: HB 2
Const Mod:		% Own:		REMODELING		RES BREAKDOWN	
Lump Sum Adj:		Name:		Exterior:	No Unit	RMS	BRs FL
DEPRECIATION				Interior:			
INTERIOR INFORMATION		Phys Cond: GD - Good	28. %	Additions:			
Avg Ht/FL: 12		Functional:	%	Kitchen:			

INTERIOR INFORMATION

Avg Ht/FL:	12	
Prim Int Wal	5	- Minimal
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	12	- Concrete
Sec Floors:		%
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled
		0

MOBILE HOME

Make:

odel:

Serial #

Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	334						
75	Lift	D	Y	1	1	A	AV	1958	3,200.00	T	40.8	334			1,900			1,900
71	Tank-IG	D	Y	2	10000	V	AV	1985	3.94	T	27.2	334			57,300			57,300
70	Pump-Double	D	Y	3	1	V	GD	1985	7,500.00	T	20.4	334			17,900			17,900
80	Totalizer	D	Y	1	1	A	AV	1985	1,000.00	T	27.2	334			700			700
78	Lite-Double	D	Y	3	1	A	AV	1985	700.00	T	27.2	334			1,500			1,500
77	Lite-Single	D	Y	3	1	A	AV	1985	500.00	T	27.2	334			1,100			1,100
85	Paving	D	Y	1	4000	A	AV	1958	2.75	T	40.8	334			6,500			6,500
84	Sign-llum	D	Y	1	30	A	AV	1985	95.83	T	27.2	334			2,100			2,100

SKETCH



FFL
(1632)

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SUB AREA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

